

OFFICE

To Let



11 Commerce Road, Lynch Wood, Peterborough
PE2 6LR



11 Commerce Road

Lynch Wood, Peterborough PE2 6LR



Agreement

To Let



Detail

Office



Rent

£29,250 pax



Size

217.4 sq m (2,340 sq ft)



Location

Peterborough, PE2 6LR



Property ID

For Viewing & All Other Enquiries Please Contact:



Gavin Hynes

MRICS

Regional Managing Director

T: 01733 897722

M: 07834 098188

E: gavin.hynes@eddisons.com



Hattie Gullan-Whur

Surveyor

T: 01733 897722

M: 07976 796231

E: hattie.gullan-whur@eddisons.com

Property

The property comprises a two-storey, semi-detached office building arranged over ground and first floors. The ground floor is laid out as an open-plan office with a separate meeting room, together with WCs and a small kitchen area. The first floor provides further open-plan office accommodation, two private offices and a separate meeting/training room. WCs and a kitchen are also located on this floor. The building is carpeted throughout and benefits from comfort cooling. There is allocated parking externally.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground floor	108.7	1,170
First floor	108.7	1,170
Total NIA	217.4	2,340

Energy Performance Certificate

Rating: C (66)

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Peterborough City Council
Description: Office and Premises
Rateable value: £28,000
UBR: 0.432
Period: 2026-2027

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£29,250 per annum exclusive

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

Location

Commerce Road is situated off Lynch Wood, the main feeder road serving the prestigious Peterborough Business Park. The Park is situated to the west of Peterborough City Centre off the main A605 Oundle Road and is within half a mile of the A1 at its junction with Alwalton.

Immediate surrounding occupiers include Diligenta, Cummins Global Technology, Bauer, Associated British Foods, AB Agri, Royal and Sun Alliance, National Kidney Research, Western Union and a 4 star Marriott Hotel.





